Prepared By:
Wanda Sterry Boyle
7311 Bidwell Rd.
Joelton, TN. 37080

After Recording Return To:
Ronald D Smiley & Jody T Smiley
6277 Eatons Creek Rd.
Joelton, TN. 37080

Send tax bills to
6277 Eatons Creek Rd.
Joelton, TN. 37080

TAX PARCEL ID #:

Karen Johnson Davidson County
Batch# 930744 DEEDQC
10/18/2022 09:22:03 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20221018-0113562

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Beverly Simpson ("Grantor"), a _____ whose address is 6277 Eatons Creek Rd. Joelton TN. 37080, TO RONALD D. SMILEY JODY T. SMILEY 3734 LONESOME OAK DR. HENSLEY ARKANSAS 72065 ("Grantee") whose address is 1231 FRIENDSHIP ACRES ASHLAND CITY TENNESSEE 37015, all right, title, interest and claim to the following real estate property located at 3708 Old Clarksville Pike in the City/Township of Joelton, located in the County of Davidson and State of Tennessee and ZIP code of 37080, to-wit:

Property having Lot No. TAX ID 021-00-0-208.00 with the Section No. _____, and property beginning at _____.

FOR A VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of September 23, 2022

Wanda Sterry Boyle
State of Tennessee Notary Public
Davidson County

My Commission Expires May 7, 2024
615-429-8152

PICK-UP
T.A.I.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Beverly Simpson Sept 23, 2022 BS initials
(Grantor's Signature)

(Grantor's Printed Name)

Ronald D Smiley
Jacky T Smiley
(Grantee's Signature)

(Grantee's Printed Name)

Wanda Sterry Boyte
State of Tennessee Notary Public
Davidson County

My commission expires May 7, 2024

Signed in our presence:

Dawn Michelle Wray 9/23/22
(Witness #1 Signature)

Dawn Michelle Wray
(FIRST WITNESS NAME TYPED)

9/23/22
(Witness #2 Signature)

Derrick Wray
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Grantor's Address:

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

The foregoing Quit Claim Deed was acknowledged before me on September 23, 2022 by Beverly Simpson, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

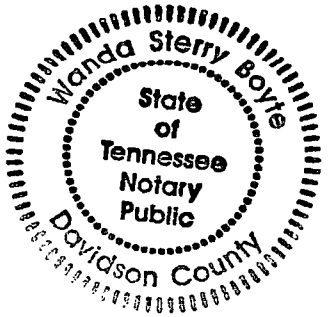
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Wanda Sterry Boyte
(Signature of Notary)

Wanda Sterry Boyte
(Printed Notary Name)

My Commission expires: May 7, 2024





My commission expires
May 7, 2024
615-429-8152

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.

Beverly J Simpson
Affiant

Subscribed and sworn before me, this 23 day of September, 2022

Wanda Sterry Boyte
Notary

My commission expires May 7, 2024

Wanda Sterry Boyte
State of Tennessee Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20160003968 DEEDQC
Recvd: 01/15/16 11:07 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20160115-0004359

QUITCLAIM DEED

This instrument was prepared by:
Dorothy L Stanley [Name]
6277 Eatons Creek Rd [Street or Postal Address]
Joelton, TN 37080 [City, State, Postal Code]

Name and address of the new owner (the Grantee):	Beverly J Simpson 6277 Eatons Creek Rd Joelton, TN 37080
Name and address of the Mortgagee (the holder of a mortgage loan):	
Tax map parcel number:	021000020800
Mail tax bills to:	Beverly J Simpson 6277 Eatons Creek Rd Joelton, TN 37080

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, Dorothy L Stanley, the Grantor, sell, transfer, and convey to Beverly J Simpson, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF Davidson, STATE, OF TENNESSEE:
[*legal description*]

3708 Old Clarksville Pike
Joelton, TN 37080
Lot 2 Baggett Sub. Sec 1 1.1 Acreage
Frontage 136 Side 410

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book 4786 Page 611 in the Register's Office of Davidson County, Tennessee.

Taxes for the year 1,795.62 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer,

drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 14th day of January, 2016.

Dorothy L. Stanley
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Robertson

On the 14th day of January, 2016, before me personally appeared Dorothy L. Stanley, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Donna E. Grace
Notary Public

DONNA E. GRACE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My commission expires: 12/10/16.

Affidavit of Value

STATE OF _____
COUNTY OF _____

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $_____. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Grantee

Sworn to and subscribed before me this _____ day of _____, 20___.

_____
Notary Public

My commission expires: _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Beverly J. Simpson Affiant
Subscribed and sworn before me this the
15 Day of Jan, 2016
Abby White, Deputy Register